



CITY OF MILPITAS

**DRAFT CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION
REPORT (CAPER)**

2019-2020

City of Milpitas
Consolidated Annual Performance and Evaluation Report (CAPER) FY 2019-2020
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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Milpitas receives CDBG funds to carry its activities and programs as described in the Consolidated Plan (2017-2022). The following goals are the basis for the activities approved and funded in the Fiscal Year 2019-2020 Annual Action Plan:

- Maintain and Preserve Existing Housing
- New Affordable Housing
- Affordable Housing Rental Rehabilitation
- Community Funding/Public Services
- Public services for low- and moderate-income residents at risk of eviction
- Fair Housing
- Public Services for Children and Youth
- Public Services for Seniors
- Public services for Domestic Violence Support
- Public Improvements including accessibility and improving public facilities
- Assist Microenterprises and Small Businesses
- Explore the use of HUD Section 108 Loan Guarantee Program

Below highlights the funded organizations' accomplishments:

- **Catholic Charities' Long Term Care Ombudsman Program** advocates for the rights of seniors and disabled residents in long term care facilities, made 76 unduplicated visits to Milpitas residents in long-term care.
- **Child Advocates of Silicon Valley** is the only agency in the County that provides court-appointed volunteers (CASA) to each foster child. Child Advocates of Silicon Valley served and connected 7 Milpitas foster children youth and children to CASAs.
- **Next Door Solutions to Domestic Violence** provided 46 residents supportive services and emergency shelter to victims of domestic violence. Additionally, 49 residents were provided crisis counseling, risk assessment and legal assistance. Next Door Solutions responded to 143 crisis hotline calls in FY 2019-20.
- **The Health Trust' Meals on Wheels Program** provided 3,881 hot meals to 31 homebound, low income seniors.
- **Project Sentinel** is contracted to handle fair housing and tenant-landlord cases. For the year, Project Sentinel handled 6 fair housing cases and provided 8 drop-in clinic services at City Hall. Overall, 113 individuals benefitted from Project Sentinel's fair housing services.
- **Senior Adults Legal Assistance** provided free legal services to qualified seniors and provided services to 34 Milpitas clients age 62 years or older.

- **Silicon Valley Independent Living Center** provided housing services for persons with disabilities to 31 individuals.
- **YWCA Silicon Valley** provided supportive services and emergency shelter to victims of domestic violence by responding to 38 crisis calls via the 24-hour crisis line, and served 114 persons with crisis counseling identified by the Milpitas Police Department.
- **LifeMoves** project has been delayed due to COVID-19. Estimated completion date will be April 2021. However, LifeMoves noted providing services that benefited 21 individuals.
- **Rebuilding Together Silicon Valley** preserves affordable housing by providing safety, energy efficiency, accessibility repairs and improvements to qualified low income homeowners. Rebuilding Together made housing repairs for 28 Milpitas households, serving 51 total Milpitas residents.
- **Terrace Gardens Senior Housing** is an affordable housing rental apartment for seniors. Terrace Gardens met their goal of replacing one boiler, updating the flooring in the common area dining room, and replacing the ice machine.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--|---|-----------------|--|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Maintain and Preserve Existing Housing | Affordable Housing Non-Homeless Special Needs | \$500,000 | Owner occupied units rehabilitated or improved | Household housing unit | 38 | 88 | 232% | 37 | 28 | 76% |
| New Affordable Housing | Affordable Housing | \$100,000 | Rental units constructed | Units Constructed | 100 | 100 | 100% | n/a | n/a | n/a |
| Affordable Housing Rental Rehabilitation | Non-housing community development | \$300,000 | Rental units rehabilitated | Units rehabilitated | 148 | 1147 | 775% | 444 | 444 | 100% |
| Community Funding/Public Services | Homeless Non-Homeless Special Needs | \$125,000 | Number of persons assisted | Persons assisted | 1145 | 2323 | 203% | n/a | n/a | 0% |
| Public services for low- and moderate-income residents at risk of eviction | Non-homeless special needs Homeless | \$391,400 | Homelessness Prevention | Persons assisted | 225 | n/a | n/a | n/a | n/a | n/a |
| Fair Housing | Affordable Housing Non-homeless special needs | \$50,000 | Number of persons assisted | Persons assisted | 16 | 149 | 931% | 44 | 113 | 257% |
| Public Services for Children and Youth | Non-homeless special needs Non-housing community development | \$75,000 | Number of persons assisted | Persons assisted | 175 | 48 | 27% | 7 | 7 | 100% |

| | | | | | | | | | | |
|---|---|-----------|---|-------------------------|------|-----|------|-----|-----|------|
| Public Services for Seniors | Non-homeless special needs Non-housing community development | \$75,000 | Number of persons assisted | Persons assisted | 120 | 750 | 625% | 185 | 172 | 93% |
| Public services for Domestic Violence Support | Non-homeless special needs | \$50,000 | Number of persons assisted | Persons assisted | 50 | 201 | 402% | 78 | 72 | 92% |
| Public Improvements including accessibility and improving public facilities | Non-housing community development | \$80,000 | Number of persons assisted with improved access to a facility or infrastructure benefit | Persons assisted | 5000 | 73 | 1% | 16 | 21 | 131% |
| Assist Microenterprises and Small Businesses | Non-housing community development | \$200,000 | Businesses assisted | New Businesses assisted | 38 | n/a | n/a | n/a | n/a | n/a |
| Explore the use of HUD Section 108 Loan Guarantee Program | Affordable Housing Homeless Non-housing community development | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

Table 1 - Accomplishments – Program Year & Strategic Plan to Date | Sections labeled TBD will be reported on the FY20-21 CAPER

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In June 2020, the City Council substantially amended the Consolidated Plan to address key priorities City residents needed as a result of the COVID-19 pandemic. The CDBG priorities are as follows:

- Maintain and Preserve Existing Housing
- New Affordable Housing
- Affordable Housing Rental Rehabilitation
- Community Funding/Public Services
- Public services for low- and moderate-income residents at risk of eviction
- Fair Housing
- Public Services for Children and Youth
- Public Services for Seniors
- Public services for Domestic Violence Support
- Public Improvements including accessibility and improving public facilities
- Assist Microenterprises and Small Businesses
- Explore the use of HUD Section 108 Loan Guarantee Program

The City established three new priorities: (1) Public services for low- and moderate-income residents at risk of eviction, (2) assist microenterprises and small businesses, and (3) explore the use of HUD section 108 loan guarantee program.

The City has placed a high emphasis on assisting its aging senior population. Four public service allocations totaling \$50,787 were approved benefiting seniors who are aging in place with long term care, with hot meals via Meal on Wheels, with housing search assistance, and free legal services. Additionally, Terrace Gardens, an 100% affordable senior housing development was allocated \$84,000 in CDBG funding for necessary capital improvements to the property. And finally, Rebuilding Together Silicon Valley was allocated \$175,000 to provide necessary repairs, upgrades, and modifications for low income residents, mainly seniors, in Milpitas.

Additionally, the City allocated \$30,523 for public service activities to benefit victims of domestic violence and \$10,000 to Project Sentinel to provide Fair Housing counseling to at risk tenants in Milpitas.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

| | CDBG |
|---|-------------|
| White | 310 |
| Black or African American | 26 |
| Asian | 451 |
| American Indian or American Native | 6 |
| Native Hawaiian or Other Pacific Islander | 6 |
| American Indian/Alaskan Native & White | 1 |
| Asian & White | 0 |
| Black/African American & White | 5 |
| A. Indian/Alaskan Native & Black/African A. | 1 |
| Other Multi-Racial | 51 |
| Total | 857 |
| Hispanic | 116 |
| Not Hispanic | 741 |

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The data gathered is reflective of the City's demographic as a whole. The table represents the data reported of the Millpitas residents served during the program year of 2019-2020.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|--------|--------------------------|-------------------------------------|
| CDBG | CDBG | \$608,734 | \$397,267.05 |
| HOME | HOME | | |
| HOPWA | HOPWA | | |
| ESG | ESG | | |
| Other | Other | | |

Table 3 - Resources Made Available

Narrative

The attached PR26 reported \$397,267.05 in CDBG funds that were expended in the reporting program year. The LifeMoves and Terrace Gardens capital projects were affected by COVID-19. Both projects had to pause due to local government shut downs, which created delays in the timing of the projects. It should be noted that as of this writing, Terrace Gardens has completed their project and LifeMoves will have their project completed by April 2021.

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
| | | | |

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Milpitas has not established specific geographic target areas. CDBG funds serve low to moderate income persons, citywide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City anticipates CDBG funds to remain constant at about the \$600,000 per year level. In conjunction with this federal program, the City will receive additional funding in the form of program income – payments paid into revolving loan fund.

No other federal funds were leveraged during this fiscal year.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

| | One-Year Goal | Actual |
|--|----------------------|---------------|
| Number of Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| Total | 0 | 0 |

Table 5 – Number of Households

| | One-Year Goal | Actual |
|--|----------------------|---------------|
| Number of households supported through Rental Assistance | 0 | 0 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 444 | 444 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 444 | 444 |

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The high cost of land in the County and the City itself, has been an obstacle in developing affordable housing projects. The development of housing for homeless persons and households due to the low level of affordability, will need deeper gap funding, leverage of funding and competition of funding thereof.

Discuss how these outcomes will impact future annual action plans.

The goal of creating more affordable housing will continue to be a goal in future action plans. However, the increasingly high cost of construction coupled with surging land costs have made the creation of deeply affordable housing (low, very-low, and extremely-low income) very challenging.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

| Number of Households Served | CDBG Actual | HOME Actual |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income | 138 | 0 |
| Low-income | 306 | 0 |
| Moderate-income | 0 | 0 |
| Total | 444 | 0 |

Table 7 – Number of Households Served

Narrative Information

Terrace Gardens, a 100% extremely low and low-income affordable housing rental development made capital improvements to their common area flooring, the commercial ice machine, and one of their boilers.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In October 2019, the City created a Pilot Rent Relief Program and allocated \$100,000 from the City's Affordable Housing Fund to assist the City's at-risk population to prevent eviction, displacement, and to provide financial support for other critical housing needs. In March 2020, with the onset of the COVID-19 pandemic, the City allocated an additional \$100,000 from the Affordable Housing Fund to assist those who had been affected by the pandemic and whose housing situations were at risk. With these funds, the City assisted in the prevention of 40 households and 140 Milpitas residents from potential eviction.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to work closely with the County Continuum of Care and the Santa Clara County Office of Supportive Housing to address the emergency shelter and transitional housing needs of our homeless residents. In the next fiscal year, the City will report that they have formalized an outreach and assessment agreement with the County of Santa Clara to provide on-site case management, assessment, and referral to other services to help house our homeless population.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City continues to work closely with the County Continuum of Care and the Santa Clara County Office of Supportive Housing to address the emergency shelter and transitional housing needs of our homeless residents. In the next fiscal year, the City will report that they have formalized an outreach and assessment agreement with the County of Santa Clara to provide on-site case management, assessment, and referral to other services to help house our homeless population. The City is also able to provide deposit assistance to these families using our Rent Relief funding to help families obtain housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

The City continues to work closely with the County Continuum of Care and the Santa Clara County Office of Supportive Housing to address the emergency shelter and transitional housing needs of our homeless residents. In the next fiscal year, the City will report that they have formalized an outreach and assessment agreement with the County of Santa Clara to provide on-site case management, assessment, and referral to other services to help house our homeless population.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

This is not applicable, there are no public housing developments in the City of Milpitas.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Resolution No. 8523

The City adopted Resolution No. 8523 on February 2, 2016, which recognizes homelessness as a crucial problem in the County and will help contribute to future affordable housing projects that will house homeless.

Affordable Housing Ordinance 297

In June 2018, the City Council passed Affordable Housing Ordinance 297 which requires all new residential development projects of 10 units or more designed and intended for permanent occupancy shall construct 15% of the total number of dwelling units within the development as affordable units.

Housing Opportunity Zone

The project will establish a new 'overlay district' within established critical priority areas of Milpitas and complete the associated California Environmental Quality Act (CEQA) analysis to accelerate housing production in the City. The Housing Opportunity Zone (HOZ) will provide objective standards and incentives to developers to encourage and support the development of by-right, affordable, and supportive housing projects, including housing for special-needs residents.

The project would streamline housing approvals and accelerate housing production by providing clarity and certainty to developers to stimulate development in priority areas. Incentives to developers may include reduced parking requirements, additional density bonuses beyond the State Density Bonus, increased allowable heights, streamlined permitting processes, and fee waivers.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Milpitas is working with the County and also Santa Clara County Office of Supportive Housing to address the needs of unhoused population.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Historically, the County of Santa Clara has received funding from State's Department of Health Service and Federal Government for Center for Disease Control to implement a Childhood Lead Poisoning Prevention Program. The funded programs include: community outreach screen, case

management and public education to inform low-to-moderate income and older communities. The project will then follow up with environmental testing, lead-based education, blood-lead testing for children, hazard reduction grants and follow up with monitoring and testing. Milpitas has adopted a Lead-Based Paint Management Plan which complies with HUD Based Paint regulations, which outlines the required states of abatement and remediation for rehabilitation projects. In addition the City publicize, and identifies lead-based hazards and older residential projects through its Code Enforcement Division and Building Department. In addition, projects undergoing rehabilitation, especially under the City's Rehabilitation Loan Program, is supported through abatement and technical assistance of how to proceed with mitigating lead based paint hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Milpitas will continue to prioritize funding towards agencies that provides services for the at-risk of homeless and those experiencing homelessness. In the 2019-2020, the City funded Next Door Solutions to Domestic Violence, YWCA Silicon Valley. Both Next Door Solutions to Domestic and YWCA Silicon Valley provides emergency shelter for victims of domestic violence and her children. The City will continue exploring ways to partner with the County to produce Rapid-Rehousing (RRH) and Permanent Supportive Housing (PSH) units with the County Measure A funding to help the poverty-level families as well as producing Extremely Low Income (ELI) housing.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts resources and develop new revenues for community service needs and the production of affordable housing. Continued collaborative efforts include:

Regular quarterly meetings between entitlement jurisdictions at the CDBG Coordinators meeting.

Meet with Regional Housing Working Group

Joint jurisdiction Request for Proposals and project review committees

Coordination on project management for projects funded by multiple jurisdictions

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the County and the CoC. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local jurisdictions and developers in sharing information and resources.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City continues to provide funding for Project Sentinel, who the City contracts for fair housing issues. Project Sentinel is a private, non-profit agency providing fair housing, tenant-landlord counseling, and dispute resolution services. Additional services include counseling, case intake, education, and outreach. Other services include HUD-certified mortgage default counseling and First-Time Homebuyer workshops are open to Milpitas residents.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Milpitas Housing Division ensures all funded organization are in compliance and meet financing and programmatic requirements of HUD. Each organization is required to submit quarterly reports of their projects and how close it is to meeting their goals listed in the contracts with the City.

In addition the organization must submit invoices for reimbursements that documents what services have been rendered. In addition of monitoring of CDBG funding, HUD's CDBG 1.5 Timeliness Requirement requires that the City have no more than 1.5 times its entitlement grant allocation in its account.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

As described in the City's approved Citizen Participation Plan, the CAPER was made available in the Public Library, City's Website, City Hall and per request via email to the public for public comment for 15 days. A public notice was published in the Milpitas Post and website on March 19, 2021. Due to the ongoing COVID-19 pandemic, the public is encouraged to comment via email to staff.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There are no changes in objectives of the program.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

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There are no changes in objectives of the program.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.